

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Charles M. Gallagher
Rachael L. Gallagher, aka Rachael Tennyson
Gallagher, aka Rachael Tennyson
Debtors

CHAPTER 13

Specialized Loan Servicing LLC, as servicer for
Deutsche Bank National Trust Company, as Trustee for
Morgan Stanley Mortgage Loan Trust 2005-6AR
Mortgage Pass-Through Certificates, Series 2005-6AR
Movant

NO. 15-14525 amc

vs.

11 U.S.C. Section 362

Charles M. Gallagher
Rachael L. Gallagher, aka Rachael Tennyson Gallagher,
aka Rachael Tennyson
Debtor(s)

William C. Miller, Esq.
Trustee

ORDER

AND NOW, this 16th day of January, 2018, upon failure of Debtors and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified as to Movant, with respect to the subject premises located at 850 Skelp Level Road, West Chester, PA 19380 ("Property"), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.



Ashely M. Chan
United States Bankruptcy Judge

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West Chester, PA 19380

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